

61 Hight Street, Hartley Wintney, Hampshire



Apartment 5 at 61 High Street, Hartley Wintney, Hampshire, RG27 8NY

The Property

A collection of high specification, generously proportioned, modern apartments on the first and second floor of this landmark building in the centre of historic Hartley Wintney high street. With a newly constructed lift and staircase installation for access to each floor, private car park and potential to acquire one of three garages (cost/availability to be confirmed) if desired.

Apartment Five (Second Floor)

Apartment Five is on the second floor, to the right from the lift entrance.

Upon entering the front door into the main hallway with engineered wooden flooring, there is a remote door entry digital control panel on the wall.

To the left is bedroom number one, which benefits from fitted wardrobe storage and a generous en-suite bathroom with separate bath and shower, vanity unit and WC.

Next on the right of the hallway is bedroom two which is a smaller double room, but also has fitted wardrobe storage and a generous en-suite with separate bath and shower.

Further on the left there is a WC.

At the end of the hallway there is the main open plan living space including kitchen and utility room.

The kitchen offers a lovely view out towards the cricket green, and benefits from a breakfast bar, full range of appliances and generous storage. There is also a separate utility room adjacent.

The main living space looks out over the high street and rooftops beyond all the way up to Hazeley Heath.

Specification (subject to change)

Each apartment includes:

- Allocated parking in private car park.
- Use of the lift to each floor.
- Remote door entry access panel.
- Engineered wood flooring in hallway, kitchen and living rooms.
- Oak internal doors with satin black furniture.
- Independent pressurised hot water cylinder.
- Thermostatic electric radiator heating.
- Kitchens with stone resin worktops.
- Kitchen appliance suite including:
 - Bosch oven.
 - Bosch induction hob.
 - Bosch fridge/freezer.
 - Bosch combi washer/dryer.
 - Extractor hood.
- New timber double glazing throughout.
- Carpeted bedrooms with integrated storage.

- Bathrooms with LVT flooring.
- Period styled bathroom fixtures.
- Tiled showers or bath splash backs where appropriate.
- Bathroom mirrors.
- Mix of low energy LED spot lights and pendant lights.

Location

The village of Hartley Wintney is full of individual shops, a renowned cricket green, a golf club and a lovely village pond.

The thriving town of Reading is about 13 miles away, Wokingham about 9 miles and Basingstoke 11 miles.

For the commuter, the closest railway stations are Winchfield (1.5 miles) and Hook (4 miles), providing travel in approximately 50 minutes to London Waterloo.

Motorway access is via the M3 at nearby Hook (j5), and the M4 at Reading (j11).



















High Street, Hartley Wintney, Hook, RG27

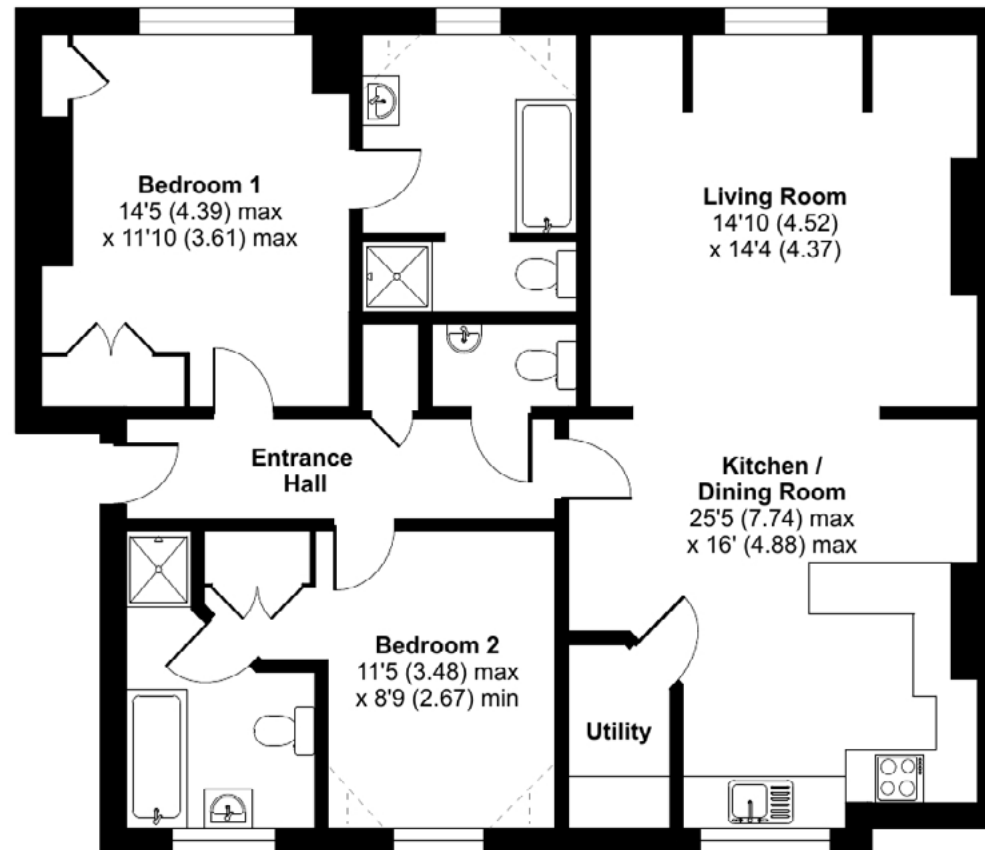
Approximate Area = 1027 sq ft / 95.4 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 1045 sq ft / 97 sq m

For identification only - Not to scale

Denotes restricted
head height



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1272753

Places of interest

61 High Street is on Hartley Wintney High Street and as such is literally a stones throw away from the wonderful array of shops, businesses, cafe's restaurants and amenities. The village has a wonderful cricket green with pub overlooking and the picturesque Oak Commons and duck pond surrounding it.

There is a full 18 hole golf course just off the High Street, and vast countryside walks can be found through the village and to Hazeley Heath and Bramshill beyond.

Nearby larger shopping experiences can be found in Fleet, Camberley and Basingstoke.



The Centre of Hartley Wintney Village



Hartley Wintney Duck Pond



The Waggon & Horses - Hartley Wintney



Hartley Wintney Golf Course



Range of Shops and Businesses on Hartley Wintney High Street

Consumer Protection Regulations

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG27 8NY . Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone:
McCarthy Holden: 01252 842100

Services

Mains electricity, water and drainage.
Electric room heating.
EPC -TBC

Local Authority

[Hart District Council](#)
[Banding TBC](#)



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